

Version	Inspectable Item	Deficiency	Low	Moderate	Severe	LT
V3.0	Bathtub and Shower	Only 1 bathtub or shower is present and it is inoperable or does not drain.			X	
V3.0	Bathtub and Shower	A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is operational.		X		
V3.0	Bathtub and Shower	Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene.		X		
V3.0	Bathtub and Shower	Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.	X			
V3.0	Bathtub and Shower	Bathtub or shower cannot be used in private		X		
V3.0	Cabinet and Storage	Food storage space is not present		X		
V3.0	Cabinet and Storage	50% or more storage component is damaged, inoperable, or missing		X		
V3.0	Call-For-Aid System	System is blocked, or pull cord is higher than 6 inches off the floor. *Not Scored				X
V3.0	Call-For-Aid System	System does not emit sound, light, send a signal to the annunciator, annunciator does not indicate the correct corresponding room, cord is missing or tied up such that it cannot be engaged.				X
V3.0	Carbon Monoxide Alarm	Carbon monoxide alarm is missing, not installed, or not installed in a proper location. *Not scored				X
V3.0	Carbon Monoxide Alarm	Carbon monoxide alarm is obstructed. *Not scored				X
V3.0	Carbon Monoxide Alarm	Carbon monoxide alarm does not produce audio or visual alarm when tested. *Not scored				X
V3.0	Ceiling	Ceiling has an unstable surface or there is cracking or small circles or blisters on the ceiling		X		
V3.0	Ceiling	Ceiling has a hole opening directly to outside or 2 inches or more in diameter		X		
V3.0	Ceiling	Ceiling component(s) is not functionally adequate			X	
V3.0	Chimney	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.				X
V3.0	Clothes Dryer Exhaust Ventilation	Electric dryer transition duct is detached or missing.				X
V3.0	Clothes Dryer Exhaust Ventilation	Gas dryer transition duct is detached or missing.				X
V3.0	Clothes Dryer Exhaust Ventilation	Electric dryer exhaust ventilation system has restricted airflow.				X
V3.0	Clothes Dryer Exhaust Ventilation	Dryer transition duct is constructed of unsuitable material.				X
V3.0	Clothes Dryer Exhaust Ventilation	Cas dryer exhaust ventilation system has restricted airflow.				X
V3.0	Cooking Appliance	100% Burners or oven do not ignite or produce heat			X	
V3.0	Cooking Appliance	Cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use		X		
V3.0	Cooking Appliance	Primary cooking appliance is missing.		X		

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V3.0	Cooking Appliance	A microwave is the primary cooking appliance and it is damaged			X	
V3.0	Cooking Appliance	1 burner does not produce heat but at least 1 other burner is present and does produce heat		X		
V3.0	Door – Entry	Entry door will not open.		X		
V3.0	Door – Entry	Entry door will not close.			X	
V3.0	Door – Entry	Entry door self-closing mechanism is damaged, inoperable, or missing.		X		
V3.0	Door – Entry	Entry door cannot be secured.			X	
V3.0	Door – Entry	Hole, split, or crack with separation is present, or the glass is missing within the door, side lites, or transom.		X		
V3.0	Door – Entry	Entry door is missing.				X
V3.0	Door – Entry	Entry door surface is delaminated or separated.		X		
V3.0	Door – Entry	Entry door frame, threshold, or trim is damaged or missing.		X		
V3.0	Door – Entry	Entry door seal, gasket, or stripping is damaged, inoperable, or missing AND either results in a gap of 1/4 inch wide or more with light observed around closed door or there is evidence of water penetration.		X		
V3.0	Door – Entry	Entry door component is damaged, inoperable, or missing and it does NOT limit the door's ability to provide privacy or protection from weather or infestation.	X			
V3.0	Door – Fire Labeled	Fire labeled door does not open.			X	
V3.0	Door – Fire Labeled	Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.			X	
V3.0	Door – Fire Labeled	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.			X	
V3.0	Door – Fire Labeled	Fire labeled door seal or gasket is damaged or missing.			X	
V3.0	Door – Fire Labeled	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.			X	
V3.0	Door – Fire Labeled	Fire labeled door cannot be secured.			X	
V3.0	Door – Fire Labeled	Fire labeled door is missing				X
V3.0	Door – General	A passage door does not open.		X		
V3.0	Door – General	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	X			
V3.0	Door – General	A passage door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	X			
V3.0	Drain	Drain is fully blocked.		X		
V3.0	Egress	Obstructed means of egress - exit access or exit is obstructed				X
V3.0	Egress	Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.				X
V3.0	Egress	Fire escape access is obstructed.				X
V3.0	Electrical – Conductor, Outlet, and Switch	Outlet or switch is damaged.				X
V3.0	Electrical – Conductor, Outlet, and Switch	Testing indicates a three-pronged outlet is not properly wired or grounded.			X	
V3.0	Electrical – Conductor, Outlet, and Switch	Outlet does not have visible damage and testing indicates it is not energized.			X	

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V3.0	Electrical – Conductor, Outlet, and Switch	Electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than 1/2 inch				X
V3.0	Electrical – Conductor, Outlet, and Switch	Water is currently in contact with an electrical conductor.				X
V3.0	Electrical - GFCI or AFCI - Outlet or Breaker	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.			X	
V3.0	Electrical - GFCI or AFCI - Outlet or Breaker	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.			X	
V3.0	Electrical - GFCI or AFCI - Outlet or Breaker	An unprotected outlet is present within six feet of a water source.			X	
V3.0	Electrical – Service Panel	Electrical service panel is not readily accessible.		X		
V3.0	Electrical – Service Panel	The overcurrent protection device is damaged.				X
V3.0	Electrical – Service Panel	The overcurrent protection device is contaminated (water, rust, corrosion).			X	
V3.0	Fire Extinguisher	Fire extinguisher pressure gauge reads over or under-charged.				X
V3.0	Fire Extinguisher	Fire extinguisher service tag is missing, illegible, or expired.				X
V3.0	Fire Extinguisher	Fire extinguisher is damaged or missing.				X
V3.0	Flammable and Combustible Item	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel burning water heater OR improperly stored chemicals.				X
V3.0	Floor	10% or more of the floor substrate area is exposed in any room.		X		
V3.0	Floor	Floor component(s) is not functionally adequate		X		
V3.0	Food Preparation Area	Food preparation area is not present.		X		
V3.0	Food Preparation Area	10% or more of the food preparation area is damaged or is not functionally adequate.		X		
V3.0	Foundation	Foundation is cracked at least 1/4" wide and 12" long		X		
V3.0	Foundation	Any exposed rebar OR spalling, flaking or chipping affecting at least 12x12 inches and goes into the foundation at least 3/4" deep		X		
V3.0	Foundation	Foundation is infiltrated by water.		X		
V3.0	Foundation	Foundation support post, column, beam, or girder is damaged.		X		
V3.0	Garage Door	Garage door has a hole that penetrates through to the interior.		X		
V3.0	Garage Door	Garage door does not open, close, or remain open or		X		
V3.0	Grab Bar	Any movement whatsoever is detected in the grab bar.		X		
V3.0	Guardrail	Guardrail is missing or not installed along a walking surface more than 30 inches above the floor or grade below.				X
V3.0	Guardrail	Guardrail component(s) missing or guardrail is damaged, less than 30 inches in height or not securely attached to protect from fall hazards.				X
V3.0	Handrail	Handrail is missing.		X		

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V3.0	Handrail	Handrail is not secure - any movement in the anchors.		X		
V3.0	Handrail	Handrail is not functionally adequate OR not continuous for the full length of each stair flight OR not between 28 and 42 inches in height.		X		
V3.0	Handrail	4 or more stair risers and no handrail installed OR a ramp has a rise over 6 inches or a horizontal projection over 72 inches and a handrail is not installed on BOTH sides. (N/A - NON SCORING)				
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Inspection date is on or between Oct. 1 and March 31 AND the permanently installed heating source is not working OR it is working and the interior temperature is below 64 degrees Fahrenheit.				X
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Inspection date is on or between Oct. 1 and March 31 AND the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.			X	
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Air conditioning system or device is not operational.		X		
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Unvented space heater that burns gas, oil or kerosene is present.				X
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance.				X
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Heating system or device safety shield is damaged or missing.			X	
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Inspection date is on or between April 1 and Sept. 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.		X		
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.				X
V3.0	Infestation	Evidence of cockroaches (live, dead, shed skins, droppings, or egg cases).		X		
V3.0	Infestation	Extensive cockroach infestation (1 live roach in 2+ units) <i>*Scored as LT</i>			X	
V3.0	Infestation	Evidence of bedbugs (live, dead, feces, eggs or blood trails).		X		
V3.0	Infestation	Extensive bedbug infestation (1 live bedbug in 2+ units) <i>*Scored as LT</i>			X	
V3.0	Infestation	Evidence of mice (live, dead, droppings, chewed holes, or urine trails).		X		
V3.0	Infestation	Extensive mouse infestation (1 live mouse in 2+ units) <i>*Scored as LT</i>			X	
V3.0	Infestation	Evidence of rats (dead, droppings or chewed holes).		X		
V3.0	Infestation	Extensive rat infestation (1 live rat is seen in the Unit) <i>*Scored as LT</i>			X	
V3.0	Infestation	Evidence of other pests (can be literally anything)		X		
V3.0	Leak - Gas or Oil	Natural gas, propane or oil leak OR uncapped gas or fuel supply line.				X
V3.0	Leak - Sewage System	Blocked sewage system.			X	

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V3.0	Leak - Sewage System	Evidence of a sewer line or fitting leaking.			X	
V3.0	Leak - Sewage System	Cap to the cleanout or pump cover is detached or missing.		X		
V3.0	Leak - Sewage System	Cleanout cap or riser is damaged.		X		
V3.0	Leak - Water	Water from the exterior environment is leaking into the interior.		X		
V3.0	Leak - Water	Plumbing leak.		X		
V3.0	Leak - Water	Fluid is leaking from the sprinkler assembly or its components.		X		
V3.0	Lighting – Interior	A permanently installed light fixture is inoperable.		X		
V3.0	Lighting – Interior	A permanently installed light fixture is not secure.		X		
V3.0	Lighting – Interior	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.		X		
V3.0	Minimum Electrical and Lighting	At least two (2) working outlets are not present within each habitable room OR at least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room (does NOT include bathrooms, closets, hallways, storage, utility areas, etc).		X		
V3.0	Mold-Like Substance	Presence of mold-like substance at moderate levels (4 sq inches to less than 1 sq foot) is observed visually.		X		
V3.0	Mold-Like Substance	Presence of mold-like substance at high levels (1 sq foot to less than 9 sq feet) is observed visually. *Scored as LT			X	
V3.0	Mold-Like Substance	Presence of mold-like substance at extremely high levels (more than 9 sq ft) is observed visually.				X
V3.0	Mold-Like Substance	Elevated moisture level (e.g. peeling paint/wallpaper, warped or stained walls, buckled, cracked or water-stained ceiling, carpet or wooden floor).		X		
V3.0	Potential Lead- Based Paint Hazards – Visual Assessment	<1978 buildings - Paint is deteriorated – <u>below</u> the level required for lead-safe work practices (less than or equal to 2 sq ft per room OR less than or equal to 10% per component (e.g. windowsills, trim, etc).		X		
V3.0	Potential Lead- Based Paint Hazards – Visual Assessment	<1978 buildings - Paint is deteriorated – <u>above</u> the level required for lead-safe work practices (more than 2 sq ft per room OR greater than 10% per component (e.g. windowsills, trim, etc). *Scored as LT			X	
V3.0	Refrigerator	Refrigerator is inoperable such that it may be unable to safely and adequately store food.		X		
V3.0	Refrigerator	Refrigerator component is damaged such that it impacts functionality (ANY seal damage, handle, drawers, shelves, etc).		X		
V3.0	Refrigerator	Refrigerator is missing.		X		
V3.0	Sharp Edges	A sharp edge that can result in a cut or puncture hazard is present.			X	
V3.0	Sink	Sink or sink component is damaged or missing and the sink is NOT functionally adequate (handle/knob or aerator).		X		
V3.0	Sink	Water is directed outside of the basin.	X			
V3.0	Sink	Sink is not draining.		X		
V3.0	Sink	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.		X		
V3.0	Sink	Sink component is damaged or missing and the sink IS functionally adequate (stoppers missing or not functionally adequate).	X			

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V3.0	Sink	Cannot activate or deactivate hot and cold water.		X		
V3.0	Sink	Sink is missing or not installed within the primary kitchen.		X		
V3.0	Smoke Alarm	Smoke alarm is not installed inside AND outside the bedroom AND on each living level. *Not scored				X
V3.0	Smoke Alarm	Smoke alarm is obstructed. *Not scored				X
V3.0	Smoke Alarm	Smoke alarm does not produce an audio or visual alarm when tested. *Not scored				X
V3.0	Sprinkler Assembly	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler				X
V3.0	Sprinkler Assembly	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance (physical damage, escutcheon, etc).				X
V3.0	Sprinkler Assembly	Sprinkler assembly has evidence of corrosion.				X
V3.0	Sprinkler Assembly	Foreign material covers 75% or more of the sprinkler assembly OR glass bulb that is detrimental to performance.				X
V3.0	Steps and Stairs	Tread is missing, loose, unlevel, or a portion of the nosing greater than 1 inch in depth or 4 inches wide is damaged or broken.		X		
V3.0	Steps and Stairs	Stringer is damaged.		X		
V3.0	Structural System	Structural system exhibits signs of serious failure and may threaten the resident's safety.				X
V3.0	Toilet	Only 1 toilet was installed, and it is missing.				X
V3.0	Toilet	A toilet is missing and at least 1 toilet is installed elsewhere within the unit that is operational.		X		
V3.0	Toilet	Only 1 toilet was installed, and it is damaged or inoperable.			X	
V3.0	Toilet	A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere within the unit that is operational.		X		
V3.0	Toilet	Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.		X		
V3.0	Toilet	Toilet is not secured at the base.		X		
V3.0	Toilet	Toilet component is damaged, inoperable, or missing and it does NOT limit the resident's ability to discharge human waste.	X			
V3.0	Toilet	Toilet cannot be used in private.		X		
V3.0	Trip Hazard	An unintended 3/4 inch or greater vertical difference OR an unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.		X		
V3.0	Ventilation	Exhaust system does not respond to the control switch.		X		
V3.0	Ventilation	Exhaust system has restricted airflow.		X		
V3.0	Ventilation	Exhaust system component is damaged or missing.		X		
V3.0	Ventilation	Bathroom does not have property ventilation or dehumidification.		X		
V3.0	Wall - Interior	Interior wall has a loose or detached surface covering (cosmetic damage should NOT be evaluated here).		X		
V3.0	Wall - Interior	Interior wall component(s) is not functionally adequate.		X		
V3.0	Wall - Interior	Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.		X		

V3.0	Water Heater	Temperature pressure relief (TPR) valve has an active leak, is obstructed, or the discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.			X	
V3.0	Water Heater	No hot water.			X	
V3.0	Water Heater	The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.		X		
V3.0	Water Heater	Chimney or flue piping is blocked, misaligned, or missing.				X
V3.0	Water Heater	Gas shutoff valve is damaged, missing, or not installed.				X
V3.0	Window	Window will not open or stay open.		X		
V3.0	Window	Window cannot be secured by at least 1 installed lock.		X		
V3.0	Window	Window will not close.			X	
V3.0	Window	Window component is damaged or missing OR a window screen has a hole, tear, or cut that is 1 inch or greater. *Condensation that is present due to a failed window seal should NOT be evaluated.		X		